

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 10: R-4/RESIDENCE DISTRICT

- 10.00 R-4/Residence District.
- 10.01 Permitted Uses.
- 10.02 Special Uses & Special Exceptions.
- 10.03 Accessory Buildings and Uses.
- 10.04 Height and Area Requirements.

10.00 R-4/Residence District.

10.00.01 Purpose and Intent.

The purpose of this district is to provide for high-density single-, two- and multiple-family development on small lots in distinctly urbanized areas. The intent of this district is to protect and conserve existing residential development, particularly in locations featuring marginally standard housing and facing potential change from original uses, and to preserve natural features, and encourage open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objectives. The R-4 District corresponds to the High Intensity Residential Community on the Comprehensive Plan's Land Use Map

10.00.02 Minimum Tract Requirements.

No parcel of ground, platted or unplatted, located within the R-4 Residence District shall be permitted to be developed or redeveloped unless served by a community water system and a community sanitary sewer system.

10.01 Permitted Uses.¹

10.01.01 See *Appendix A: Schedule of Uses.*

10.01.02 Density Requirements for qualifying subdivisions shall be regulated on a sliding scale based upon the amount of open space provided. (see *Chapter 7: Open Space Standards for Major Subdivisions* of the Subdivision Regulations)

10.02 Special Uses & Special Exceptions.²

A. See *Appendix A: Schedule of Uses.*

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

¹ Section 10.01 amended per Ordinance No. Z-415-03, §§.

² Section 10.02 amended per Ordinance No. Z-320; Z-415-03, §t-v; Z-453-04, §u.

10.02.01 Minimum Area Requirements:

<u>Use</u>	<u>Minimum Area</u> (Acres)
Mobile Home Park	Fifteen (15)

Also, same as S-1 District regulations of *Section 5.02.01*.

10.02.02 Other Requirements:

Same as S-1 District regulations of *Section 5.02.02*.

10.03 Accessory Buildings and Uses.³ See also *Section 25.01*.

10.03.01 *unassigned*

10.03.02 Swimming Pool. See *Section 25.01.01(C)(8)*.

10.04 Height and Area Requirements.⁴ (see *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional regulations.)

10.04.01 Maximum Height: Thirty-five (35) feet.

10.04.02 Minimum Lot Size:

- A. Lots without service by a community water systems and a community sanitary sewer system, 43,560 square feet.
- B. Lots with service from a community water system, and private septic system, 35,000 square feet.
- C. Lots with service from a community sanitary sewer system and private water system, 20,000 square feet.
- D. Lots with community water system and community sanitary sewer system: 8000 square feet.

10.04.03 Minimum Lot Standards:

- A. Minimum Front Yard: Thirty-five (35) feet.⁵
- B. Minimum Side Yard:
 - 1. Single-family dwelling: Ten (10) feet;
 - 2. All other uses: Twenty (20) feet.
- C. Minimum Aggregate of Side Yard:
 - 1. Single-family dwelling: Twenty-five (25) feet;
 - 2. All other uses: Forty (40) feet.
- D. Minimum Rear Yard:
 - 1. Single-family dwelling: Twenty (20) feet;
 - 2. All other uses: Fifteen (15) feet.

³ *Section 10.03* amended per *Ordinance No. Z-369-02, §m; Z-453-04, §v*.

⁴ *Section 10.04* amended per *Ordinance No. Z-453-04, §w; Z-508-07*.

⁵ **NOTE:** For the Minimum Front Yard requirement for any Lot in a Qualifying Subdivision utilizing relaxed Front Yard standards per *Section 7.00.01* of the Subdivision Control Ordinance see *Section 26.02.07*.

- E. Minimum Lot Width:
1. Single-family dwelling: One hundred (100) feet;
 2. All other uses: Two hundred (200) feet.
- F. Maximum Lot Coverage: Thirty-five percent (35%) of lot.

**CHAPTER 10: R-4 RESIDENCE DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-320			July 11, 1997	
Z-327				
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	10.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	10.01; 10.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	10.02; 10.03; 10.04 Summer 2004 v1
Z-508-07	07070023 OA	November 19, 2007	November 19, 2007	10.04.04 Autumn 2007 v1